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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>3145 Mt. Pleasant Street, NW</b>	<input type="checkbox"/> Agenda
Landmark/District:	<b>Mount Pleasant Historic District</b>	<input checked="" type="checkbox"/> Consent
Meeting Date:	<b>February 18, 2013</b>	<input checked="" type="checkbox"/> Concept
Case Number:	<b>13-157</b>	<input type="checkbox"/> Alteration
Staff Reviewer:	<b>Andrew Lewis</b>	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Wiencek & Associates Architects, representing the 3145 Mount Pleasant Street Tenant's Association, is seeking conceptual design review for construction of a new, four-story apartment building which will incorporate and restore the façade of a historic building that was destroyed by fire.

### **Property Description**

The Monsenor Romero Apartments were constructed in 1908 as two separate, but identical 16-unit, apartment buildings originally known as The Winston and The Chesterfield. Both buildings were designed in the Classical Revival style by the local architectural firm of Hunter & Bell which was noted for designing some of Washington's finest apartment houses.

In 1958, the buildings were rechristened The Deauville Apartments after their original decorative entrances were removed and a four-story brick addition with a central entryway was constructed between the two buildings. The connector falls outside of the Mount Pleasant Historic District's period of significance and is not considered historic fabric.

In 2008, a fire destroyed everything but the primary façade of the northernmost building (The Winston). This remaining building element is now supported by steel beams. The connector and the southern building (The Chesterfield) also suffered significant interior fire damage and have been vacant ever since. In 2010, the entire property was purchased and renamed The Monsenor Romero Apartments.

### **Proposal**

The owners propose to use federal tax credits to rehabilitate The Chesterfield and the non-historic connector. They also propose to construct a new addition behind The Winston's remaining façade that will generally replicate the footprint, massing, height and some of the more prominent architectural details of the former historic building. The new building will be subtly differentiated to distinguish it as new construction, as required by *The Secretary of the Interior's Standards*. Although they will not serve as actual doors, The Winston's and The

Chesterfield's original decorative entrances will be reconstructed to restore the integrity of their original designs. Finally, the non-historic central entrance will be revised to be more compatible with the character of the overall architectural composition and to provide an at-grade entrance for ADA compliance. Once complete, The Monsenor Romero Apartments will serve as affordable housing for the low-income renters that were displaced by the 2008 fire.

## **Evaluation**

The project details have been, and continue to be, carefully coordinated through site visits and direct input from the property owners, Historic Mount Pleasant, and the National Park Service so that a mutually satisfactory project can be assured.

The proposed project will essentially restore the two apartment buildings to near their original state, while subtly differentiating new construction from old. Differentiation will be established through slightly different window types and fenestration, surface treatments and materials. Decisions regarding the types of materials that will be used for the exterior of the new construction have not yet been finalized but the materials will most likely consist of veneer brick, thin brick and/or some form of stucco. Final decisions will be made based upon the cost of restoring the original entrances, which was identified as the highest preservation priority.

Similarly, the materials for the restored entrances have not yet been finalized but cast stone has been identified as the preferred material. To replicate their original appearance, windows and wooden panels will be installed where the doors once existed to suggest their original function.

The design of the central entrance is also being revised to be more compatible with the proportions and details of the historic buildings but it will clearly be understood as a later element once complete.

## **Recommendation**

*The staff recommends that the Board:*

- *find the concept design for the new construction, to be consistent with the purposes of the preservation act, subject to further design development, material selection, and refinements; and*
- *delegate final design development and approval to staff.*